



**City of Santa Clara
PLANNING COMMISSION
Wednesday, December 12, 2007
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

NOTE: Prior to the regularly scheduled Planning Commission meeting there was a Special Study Session at 6:00 p.m. in the City Council Chambers to discuss the City of Santa Clara's Affordable Housing (BMP) Program. The study session was open to the public.

REGULAR ITEMS – 7:15 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING

There was a request for Continuance for Agenda Item 10, however this item was heard under regular items.

6. ITEMS FOR COUNCIL ACTION

Agenda Item 9. File: PLN2007-06509 Location: 502 Mansion Park Drive

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

There were no oral petitions.

8. CONSENT CALENDAR

The following items routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of November 13, 2007

Public Hearing Items/Consent Calendar

8.B. File: **PLN2007-06529**
Location: 1331 Lawrence Expressway, a 5.47-acre lot at the northeast corner of Lawrence Expressway and Granada Avenue (APN 290-01-144).
Applicants: BRE Properties, Inc. / MetroFi
Owners: BRE Properties, Inc.
Request: **Variance** to allow Wi-Fi antenna and equipment at 6 inches side yard setback where 10 feet is required, located in a Planned Development [PD-OG] Zoning District
Project Planner: Yen Han Chen, Associate Planner

8.C. File: **PLN2007-06749**

Location: 2624 Pebble Beach Drive, a 5,400 square foot lot located on the westside of Pebble Beach Drive, approximately 55 feet south of Agate Drive (APN 216-16-033). Property is zoned R1-6L (Single Family Residential).

Applicant/Owner: Nasir Jamil

Request: **Variance** to allow a one-car garage where two covered parking spaces are required and increased building coverage to 41 percent where 40 percent is the maximum is allowed in conjunction with first floor expansion and garage expansion to an existing single family residence.

Project Planner: Marge Sung, Planning Intern

8.D. File: PLN2007-06751

Location: 1211 Franklin Mall, a 1,451 square foot tenant space within the Franklin Mall Shopping Center (APN 269-22-115).

Applicant: dba: Jasmine Thai Cuisine

Owner: Gillmor & Associations

Request: **Use Permit** to allow a new restaurant with beer and wine service, and the request for 50 indoor seats in the Commercial Downtown District (22 are permitted under the zoning ordinance).

Project Planner: Jenny Lee, Assistant Planner I

*******End of Consent Calendar*******

REZONING

9. File: PLN2007-06509

Location: 502 Mansion Park Drive, four parcels totaling 28.77 acres, located off the eastside on Lick Mill Boulevard, approximately 600 feet north of Montague Expressway (APN 097-08-097, 098, 099 and 100).

Applicants: Prometheus Real Estate Group, Inc.

Owners: Lick Mill Creek Apartments

Request: **Mitigated Negative Declaration; Amendment of PD (Planned Development) Zoning; and Variance** for a reduction in parking requirements from 1.8 spaces per residential unit to 1.7 spaces in conjunction with the construction of an additional 124 dwelling units to an existing 876-unit apartment complex (total of 1,000 units).

Project Planner: Judith Silva, Associate Planner

Commission Action: Approved Variance; and Recommendation: Adopt a Resolution Recommending City Council Approval, subject to conditions

USE PERMITS

10. File: PLN2007-06748

Location: 1600 Martin Avenue, a 1.52 acre parcel on the south side of Martin Avenue, located approximately 268 feet east of Richard Avenue (APN: 224-06-165).

Applicant: Santa Clara Aquamaids

Owner: Star Products

Request: **Use Permit** to allow relocation of the Santa Clara Aquamaids Bingo Operation to an existing industrial building, located in a Light Industrial (ML) Zoning District

Project Planner: Jeff Schwilk, AICP, Associate Planner

Commission Action: Approved up to 350 seats, subject to conditions

VARIANCES

11. File: **PLN2007-06750**
Location: 1739 Higgins Avenue, a 5,760 square foot lot, located on the east side of Higgins Avenue, and 129 feet East of Robinson Drive. (APN216-04-022)
Applicant/Owners: Sevrina and Albert Ciucci
Request: **Variance** to allow a proposed fence at 6 feet in height, where 3 feet is the maximum allowed in the front setback, and a proposed rear yard fence at 8 feet 4 inches in height where 6 feet is the maximum allowed.
Project Planner: Jenny Lee, Assistant Planner I
Commission Action: **Approved modified request, subject to conditions**

12. File: **PLN2007-06577**
1262 Blackfield Drive, a 5,200 square foot lot, located on the west side of Blackfield Drive, approximately 800 feet north of Benton Street (APN: 290-07-057). The property is zoned R1-6L (Single Family Residential)
Applicant: Jeff Guinta for Innovative Concept
Owner: Lary James
Request: **Variance** to allow potential 6 bedrooms in existing single-family residence and reduced rear yard setback requirement from 20' to 15'-4" for the second story addition. Existing lot coverage is 45%, proposed lot coverage is 48%. Variance for existing 56 sq. ft. storage building in PUE with 1' rear yard setback
Project Planner: Doug Handerson, AICP, Associate Planner
Commission Action: **Continued up to 90 days for redesign**

13. OTHER BUSINESS

Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

a. Announcements/Other Items

b. Report of the Director of Planning and Inspection

- City Council actions
- Commission/Board Liaison and Committee Report
- Commission/Committee Assignments

Architectural Committee: Commissioners Marine and Stattenfield (Sarodi and Barcells alternates)

Station Area Plan: Chairperson Champeny

General Plan sub-Committee: Commissioners Fitch and O'Neill

c. Commission Procedures

- Planning Procedures
- Work plan items

d. Update on Comprehensive General Plan Amendment Process/ General Plan Update

14. ADJOURNMENT – 11:35 p.m.

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